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**FEDERATED INDIANS OF GRATON RANCHERIA**  
**Environmental and Land Use Issues Concerning**  
**August '05 Land Acquisition for Proposed Resort Casino and Hotel**

**Summary**

On August 12, 2005, the Federated Indians of Graton Rancheria announced that it had authorized its gaming developer to purchase approximately 271 acres of land located immediately west of Rohnert Park in an unincorporated area of Sonoma County on behalf of the Tribe. The Tribe intends to request that a portion of the land be placed in trust as the Tribe's reservation for the purpose of developing a world-class resort casino and hotel.

Two years ago the Tribe announced it had secured an option to purchase 360 acres west of Rohnert Park in an area bordered by Stony Point Road, Wilfred Avenue, and Rohnert Park Expressway and since then the site has been the subject of an extensive environmental review process. The new purchase includes approximately 180 acres on the southern portion of the 360-acre site. The Tribe intends to use the 180 acres strictly to mitigate impacts of the project. The facility itself would be built on the western portion of a new 90-acre parcel located near the intersection of Dowdell Avenue and Wilfred Avenue.

The new location provides significant environmental and community benefits over the old location consistent with Tribal traditions of environmental stewardship.

**Benefits of New Proposed Site**

- Wetlands: Ten-fold reduction of impact on wetlands.
- Flood Plain: Outside the 100-year flood plain.
- Laguna de Santa Rosa: Farther from the Laguna de Santa Rosa thereby creating less impacts from storm water run off
- CTS Habitat: An approved mitigation plan in place requiring purchase of an additional 46 acres of CTS habitat.
- Traffic: Significant reduction in overall traffic impacts by replacing a portion of the development planned for the area instead of simply adding to that development.
- Land Use: Outside the community separator specified in the 1989 Sonoma County General Plan and within the City's sphere of influence and urban growth boundary in an area planned for retail, industrial and residential development

**Environmental Review Process**

- Lead Agency: National Indian Gaming Commission
- Cooperating Agencies: Sonoma County  
Bureau of Indian Affairs  
Army Corps of Engineers

Notice of Intent:	Published in Federal Register on February 12, 2004
Public Scoping Meeting:	March 11, 2004 at Luther Burbank Center
Scoping Report:	Issued August 2004;
Supplemental Notice of Intent:	September 2005 (estimated); 30-day comment period, including a public meeting
Supplemental Scoping Report:	TBD
Draft EIS:	March 2006 (estimated)
Public Comments on Draft EIS:	45-60 day comment, period including a public meeting, following publication of the Draft EIS

Note: The EIS process demands a rigorous analysis of the proposed project and various on and off-site alternatives as set forth in the EIS Scoping Report and provides several opportunities for public comment. To review the current Scoping Report, *see* [www.analyticalcorp.net](http://www.analyticalcorp.net)

### **Water and Sewer**

Like the earlier proposed site, in the event municipal sewer and water services are unavailable, the new project site is large enough to provide for a self-contained facility from which water and wastewater are obtained, treated, and recycled.

### **Northwest Corridor Plan**

In recognition of the City's interest in developing retail in the area along Dowdell Avenue just south of Wilfred Avenue, the Tribe's trust application will not include the easternmost portion of the newly acquired 90-acre parcel. Instead, the easternmost portion of land will remain in fee and be available to the City for annexation and retail development as provided in the NW Corridor Plan. It is expected that the proximity to the resort will enhance the quality of retailer willing to locate in this area.

### **Mitigation and Community Contribution Agreements**

By resolution, the Tribe has reaffirmed its commitment to mitigate any significant, off-reservation impacts of its Project on the City by abiding by the principle terms and conditions of the Rohnert Park MOU (including recurring contributions) as applicable to the New Property. The Tribe is current with its commitments under the MOU and, to date, has provided \$1.2 million in advance contributions to the City to establish a neighborhood enforcement team (NET) to combat gangs, illegal drug use, and other criminal activity. The Tribe is willing to amend the MOU to reflect the realities of the new site with the understanding that the level of recurring contributions—\$9 million annually—will remain the same.

The MOU which the Tribe entered into with the County in November 2004 remains in effect and requires the parties to begin negotiating mitigation agreements upon issuance of the draft EIS. The Tribe also expects to enter into an agreement with CalTrans following completion of the traffic analysis for the EIS. The Tribe will also explore opportunities for entering into one or more service agreements with local jurisdictions.